

December 6, 2006

JAVIER VAZQUEZ  
8061 NW 155TH STREET  
MIAMI LAKES , FL 33016

**RE: Public Hearing Application #Z2006000309  
EUREKA BUILDERS 184, LLC**

Dear JAVIER VAZQUEZ :

In order to process the aforementioned public hearing application, the following items must be submitted to this office as soon as possible. Processing of this application will be withheld until the comments and deficiencies listed below have been addressed.

1. RU-TH maximum number of units per net acre shall not exceed 8.5, the property has 1.13 acres and only allows 9 units. Correct accordingly or request a variance in your letter of intent.
2. As per code 33-202.1 (m) the garage portion of the structure shall be set back twenty (20) feet from the nearest edge of roadway pavement.
3. Lot 3 and Lot 8 must provide at least four hundred (400) square feet of patio living area.
4. Please clarify lot size: 1.13 acres = 49,222.80 sq. ft., Survey shows 300.52' x 163.20' = 49,044.86 sq. ft. (1.126 acres).
5. On the site plan legend please include number of units and visitors parking spaces.
7. A minimum of 30% of the site to be developed for townhouses shall be provided as a common open space, only visitors parking spaces can be used for open space calculations. Correct accordingly.
8. Must provide buffers between dissimilar land uses to the South, North and East of the property. Buffers screening dissimilar uses (or densities) shall include trees planted at a maximum average spacing of 35 feet on center within a minimum 5 foot landscaped strip.

If plans are requested above, submit one (1) complete set, along with a CD with PDF files.

If you have any questions regarding this matter, please do not hesitate to contact me. I can be reached by calling (305) 375-2640.

Sincerely,

A handwritten signature in black ink that reads "Victoria Saldez". The script is cursive and fluid, with the first name and last name clearly distinguishable.

Maria Valdez  
Zoning Hearings Section

DEFICIENCY LETTER